



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR
EVELYN FRIEDMAN, CHIEF AND DIRECTOR

Patrick Harrington, Chairman
Michael Hatfield, Commissioner
John Walsh, Commissioner

December 15, 2011

RECEIVED
CITY CLERK'S OFFICE
2011 DEC 13 P 1:33
BOSTON, MA

Location:
Public Facilities Commission
26 Court Street, 11th Floor, Conf. Rm. 11A
Boston, MA 02108

Meeting Time: 2:00 p.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its December 15, 2011 meeting:

- | | | |
|----------------------------------|--|---|
| VOTE 1
Reay
Pannesi | TRANSFER OF THE VACANT LAND LOCATED AT HARRISON AVENUE IN ROXBURY FROM THE PUBLIC WORKS DEPARTMENT TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT. | Transfer |
| VOTE 2
Bernard
Mayo | TENTATIVE DESIGNATION AND INTENT TO SELL TO LINDON DIXON: Vacant land located at 5-7 Deering Road, Mattapan.

Ward: 14
Parcel Number: 04726000
Square Feet: 3,873

Use: Off Street Parking
Estimated Total Development Cost: \$34,000.00
Assessed Value: \$18,000.00
Appraised Value: None
DND Program: REMS-Land Disposition
RFP Date: 11/15/2010 | Purchase Price
\$14,000.00 |
| VOTE 3
Chris
Rooney | TENTATIVE DESIGNATION AND INTENT TO SELL TO DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION: Vacant land located at 191 Bowdoin Street, Dorchester.

Ward: 15
Parcel Number: 01294000
Square Feet: 10,778

Use: Commercial | Purchase Price
\$100.00 |



PRINTED ON
RECYCLED PAPER

26 COURT STREET

BOSTON, MA 02108

617.635.3880

WWW.CITYOFBOSTON.GOV/DND

Public Facilities Commission Meeting DND Agenda December 15, 2011



Estimated Total Development Cost: \$3,456,338.00
Assessed Value: \$198,500.00
Appraised Value: None
DND Program: REMS-Land Disposition
RFP Date: 11/29/2010

VOTE 4
William
Epperson

CONVEYANCE TO CARLOS R. CASTILLO: Land with building thereon located at 140 Harvard Street, Dorchester.

**Purchase
Price
\$191,456.00**

Ward: 14
Parcel Number: 02286000
Square Feet: 2,585

Use: Rehabilitation-Housing
Estimated Total Development Cost: \$424,977.00
Assessed Value: \$346,500.00
Appraised Value: \$240,000.00
DND Program: Foreclosure Intervention
RFP Date: 6/27/2011

VOTE 5
William
Epperson

TENTATIVE DESIGNATION AND INTENT TO SELL TO CFHM PROPERTIES LLC: Land with buildings thereon located at 40 Mountain Avenue, Dorchester, 28-30 Hopkins Street, Dorchester, 127 Capen Street, Mattapan and 302 Fuller Street, Mattapan.

**Purchase
Price
\$575,786.00**

Wards: 14 and 17
Parcel Numbers: 14-03630000, 17- 02194000,
17-02582000 and 17-02575000
Square Feet: 15,394 (total)

Use: Rehabilitation-Housing
Estimated Total Development Cost: \$1,959,129.00
Assessed Value: \$994,200.00
Appraised Value: \$440,000.00 (excludes Fuller)
DND Program: Foreclosure Intervention
RFP Date: 8/29/2011

VOTE 6
John
Feuerbach

AMENDMENT TO THE VOTE OF JANUARY 13, 2011 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO SOUTH BOSTON VETERANS HOUSING LLC: Land with building thereon located 273 D Street, Athens Street and 244 Athens Street, South Boston.

**Time
Extension**

1. TD – 1/13/2011 = 12 months
2. TD extension for an additional 12 months – 1/13/2012 through 1/13/2013 (expires) = 24 months
TD total time is 24 months

Ward: 6

Parcel Numbers: 01606000, 01605000, and 01604000

Square Feet: 16,979 (total)

Use: Rehabilitation and New Construction - Housing

Estimated Total Development Cost: \$10,000,000.00

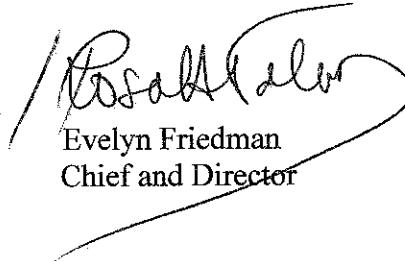
Assessed Value: \$4,307,000.00 (total)

Appraisal Estimate: \$1,635,000.00 (total)

DND Program: Neighborhood Housing

RFP Date: 08/13/2010

Sincerely,



Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
DECEMBER 15, 2011**

VOTE 1: Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, s. 31A (as appearing in St. 1966, c. 642, s. 12) that the vacant land located at Harrison Avenue in the Roxbury District of the City of Boston, (Ward 08, Parcel Number 02426040), containing approximately 9,068 square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

VOTE 2: That Lindon Dixon, an individual, with an address of 55 Bittersweet Lane, Randolph, MA 02368 be tentatively designated as developer of the vacant land located at 5-7 Deering Road (Ward 14, Parcel Number 04726000) in the Mattapan District of the City of Boston containing approximately 3,873 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Lindon Dixon, or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 3: That Dorchester Bay Economic Development Corporation, a Massachusetts non-profit corporation, with an address of 594 Columbia Road, Suite 302, Dorchester, MA 02125 be tentatively designated as developer of the vacant land located at 191 Bowdoin Street (Ward 15, Parcel Number 01294000) in the Dorchester District of the City of Boston containing approximately 10,778 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, s.31B (as appearing in St. 1966, c.642, s.12) that it is the intent of this Commission to sell the aforementioned property to Dorchester Bay Economic Development Corporation or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 4: That having duly advertised its intent to sell to Carlos R. Castillo, an individual, with an address of 81 Coleman Street, Dorchester, MA 02125, the land with building thereon located at 140 Harvard Street (Ward 14, Parcel Number 02286000) in the Dorchester District of the City of Boston containing approximately 2,585 square feet of land with building, for two consecutive weeks (October 31, 2011 and November 7, 2011) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12), the Public Facilities Commission, pursuant to its vote of October 13, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Carlos R. Castillo; and

~~FURTHER VOTED:~~ That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Carlos R. Castillo, or a nominee to be approved by the Director, in consideration of ONE HUNDRED NINETY ONE THOUSAND FOUR HUNDRED FIFTY SIX DOLLARS (\$191,456.00).

VOTE 5: That CHFM Properties LLC, a Massachusetts limited liability company, with an address of 16 Rustlewood Road, West Roxbury, MA 02132 be tentatively designated as developer of the land with buildings thereon located at

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>SQUARE FEET</u>
40 Mountain Avenue	14	03630000	4,000
28-30 Hopkins Street	17	02194000	2,432
127 Capen Street	17	02582000	2,150
302 Fuller Street	17	02575000	6,812

in the Dorchester and Mattapan District of the City of Boston containing approximately 15,394 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, s.31B (as appearing in St. 1966, c.642, s.12) that it is the intent of this Commission to sell the aforementioned property to CHFM Properties LLC or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 6: That the vote of this Commission at its meeting on January 13, 2011, regarding the tentative designation and intent to sell the land with building thereon located at 273 D Street, Athens Street and 244 Athens Street, (Ward 06 Parcel Numbers 01606000, 01605000 and 01604000) in the South Boston District of the City of Boston containing approximately 16,979 total square feet of land to South Boston Veterans Housing LLC (or a nominee);

be, and hereby is, amended as follows:

By deleting the figures and word: "12 months" and substituting in place thereof the following figures and word: "24 months" wherever such may appear.